

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
APRIL 5, 2007

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, APRIL 5, 2007**, in the Human Resources Training Room, 10th Floor, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

❖ **SUBDIVISION ITEMS**

Items #1-1 - #1-6 may be taken in one motion unless there are questions or comments.

1. Consideration of Subdivision Committee recommendations from the meeting of March 22, 2007. Michael Gisick, Bill Johnson, M.S. Mitchell, Don Sherman and G. Nelson Van Fleet were present. Bob Aldrich and Don Anderson were not present. Copies of their recommendations have been furnished to the Planning Commission.
Agenda Item 3-1 (SUB2007-10) Approved, vote (5-0); Agenda Item 3-2 (SUB2007-24) Approved, vote (5-0); Agenda Item 3-3 (SUB2007-19) Approved, vote (5-0); Agenda Item 3-4 (SUB2007-20) Approved, vote (5-0); Agenda Item 3-5 (SUB2007-21) Approved, vote (5-0); Agenda Item 3-6 (SUB2007-23) Approved, vote (5-0); Agenda Item 4-1 (VAC2007-04) Approved, vote (5-0); Agenda Item 4-2 (VAC2007-05) Approved, vote (5-0); Agenda Item 4-3 (VAC2007-06) Approved, vote (5-0).

- 1-1. **SUB 2007-10: One-Step Final Plat -- McPEAK ADDITION**, located east of Tyler Road and north of Maple Street.

Engineer: Savoy Company, P.A.
Acreage: 2.54
Total Lots: 2

- 1-2. **SUB 2007-24: Final Portion of Overall Preliminary Plat -- MONARCH LANDING 2ND ADDITION**, located north of 21st Street North and on the west of 159th Street East.

Engineer: MKEC Engineering Consultants, Inc.
Acreage: 37.9
Total Lots: 93

- 1-3. **SUB 2007-19: One-Step Final Plat -- FOX RIDGE 2ND ADDITION**, located east of Maize Road and on the north side of 29th Street North.

Engineer: MKEC Engineering Consultants, Inc.
Acreage: 19.01
Total Lots: 17

- 1-4. **SUB 2007-20: One-Step Final Plat -- GRAY'S 6TH ADDITION**, located on the south side

of MacArthur Road and on the west side of Hoover Road.

Engineer: Baughman Company, P.A.
Acreage: 4.44
Total Lots: 9

- 1-5. **SUB 2007-21: One-Step Final Plat -- WESTWAY 2ND ADDITION**, located south of Pawnee and on the west side of Seneca.

Engineer: Baughman Company, P.A.
Acreage: 29.7
Total Lots: 12

- 1-6. **SUB 2007-23: One-Step Final Plat -- I-135 POWER CENTER 2ND ADDITION**, located on the southeast corner of 31st Street South and Hydraulic Avenue.

Engineer: Baughman Company, P.A.
Acreage: 28.47
Total Lots: 4

❖ **PUBLIC HEARINGS – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items #2-1 – 2-3 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th Floor, City Hall, 455 N. Main Street, Wichita, Kansas.

- 2-1. **VAC 2007-04: Request to vacate a platted subdivision**, generally located approximately 1/4-mile south of Central Avenue, on the west side of Greenwich Road, Sedgwick County/3-mile ring.
- 2-2. **VAC 2007-05: Request to vacate a platted alley**, generally located between Kellogg Street, Topeka Avenue, Orme Street and Broadway Avenue.
- 2-3. **VAC 2007-06: Request to vacate a portion of platted setback**, generally located on the north side of Central Avenue and west of Tyler Road.

❖ **PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

3. Case No.: ZON2007-06
Request: Zone change from “TF-3” Two-Family Residential to “LI” Limited Industrial.
General Location: North of McCormick, west of Richmond, south of Kellogg and West of Meridian.
Presenting Planner: Derrick Slocum
4. Case No.: ZON2007-07/CON2007-09
Request: Zone change from “SF-5” Single-Family Residential to “GO” General office and conditional use request for a bank in “GO” General Office

- zoning.
General Location: East of Maize Road and north of Kellogg (1424 South Maize Road).
Presenting Planner: Jess McNeely
5. Case No.: ZON2007-08
Request: County zone change from “LC” Limited Commercial to “LI” Limited Industrial.
General Location: South of Central Avenue and west of Greenwich Road.
Presenting Planner: Derrick Slocum
6. Case No.: ZON2007-09
Request: County zone change from “SF-20” Single-Family Residential to “LI” Limited Industrial.
General Location: West of Greenwich Road and South of 13th Street North.
Presenting Planner: Derrick Slocum
7. Case No.: ZON2007-10
Request: County zone change from “SF-20” Single-Family Residential to “LI” Limited Industrial.
General Location: West of Greenwich Road and north of Central Avenue.
Presenting Planner: Derrick Slocum
8. Case No.: CON2007-07
Request: Conditional use to permit vehicle and equipment sales outdoors.
General Location: 2,000 feet west of I-135 southeast of the intersection of East Lincoln Street and South Pattie Street (1301 East Lincoln Street).
Presenting Planner: Derrick Slocum
9. Case No.: CON2007-08
Request: Conditional use to permit an accessory apartment on 10 acres.
General Location: West of 159th Street East and south of 95th Street South (9901 South 159th Street East).
Presenting Planner: Bill Longnecker
10. Case No.: DER2006-00011
Request: Amendment to the April 19, 2001 Edition of the Wichita-Sedgwick County Unified Zoning Code to modify the “zoning area of influence” (ZAOI) boundaries of certain cities located in Sedgwick County as depicted on a ZAOI map dated January 1, 1985, and amended in 1995. Modifications are proposed to the ZAOI boundaries of the cities of: Sedgwick, Valley Center, Kechi, Park City, Bel Aire, Haysville, Derby, Goddard, Maize and Colwich. Other cities’ ZAOI boundaries may also be modified as the review process progresses.
Presenting Planner: Dale Miller

11. OTHER MATTERS

- 11-1.** Request by Frank A. Butts and Julie Marshall that the Planning Commission initiate the rezoning of the Diamond Addition to Oatville Robinson Reserve.

- 12.** Adjournment.

John L. Schlegel, Secretary

Wichita-Sedgwick County Metropolitan Area Planning Commission